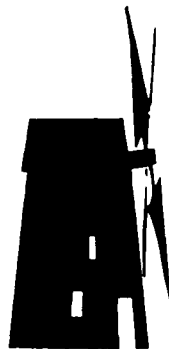


VILLAGE OF EAST HAMPTON HISTORIC PRESERVATION PROGRAM



Main Street Historic District
Design Review Manual

VILLAGE OF EAST HAMPTON HISTORIC PRESERVATION PROGRAM



**MAIN STREET HISTORIC DISTRICT
DESIGN REVIEW MANUAL**

**Design Review Board
Inc. Village of East Hampton
86 Main Street
East Hampton, New York 11937
(631) 324-4150**

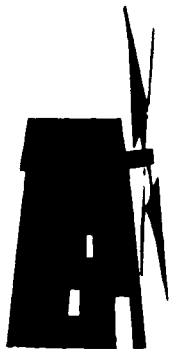
**Adopted 1986
Revised July 2000**

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INTRODUCTION

This manual is intended to assist you in making an application to the Design Review Board for alterations to your property in the Main Street Historic District. The manual will let you know the types of projects that are exempt from review, those that are eligible for expedited review and those requiring review by our Board. Included are the guidelines which we will use to determine the appropriateness of many types of work. We hope these guidelines will assist you in planning work to your property and in facilitating the application and review process.



Village of East Hampton Historic Preservation Program

Certificate of Appropriateness Application Form

Location of property _____

Tax map number _____

Property owner _____ Phone _____

Address _____

Architect _____ Phone _____

Address _____

Contractor _____ Phone _____

Address _____

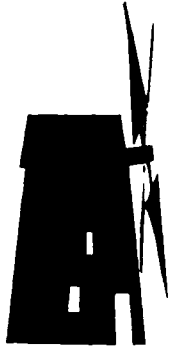
DETAILED DESCRIPTION OF PROPOSED WORK

(Attach additional sheets, drawings or other information as necessary to adequately describe the proposed work.)

Signature of owner or authorized agent _____

Date _____

Return to Design Review Board, Village of East Hampton,
86 Main Street, East Hampton, NY 11937 (631) 324-4150



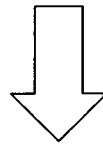
Village of East Hampton Historic Preservation Program

Certificate of Appropriateness Application Instructions

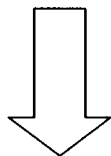
1. Consult the Design Review Manual for the Hook Historic District, Huntting Lane Historic District or Main Street Historic District for any guidelines that may apply to the work you are planning. It is recommended that you read Chapter 31 of the Village Code, Preservation of Historic Areas.
2. You are encouraged to seek a conference with the Design Review Board prior to submitting an application to clarify any questions about the proposed work.
3. Complete the application form, fully describing the proposed work, and submit it to Village Hall. A simple written description is adequate for some proposals. Others may require additional information such as a site plan, building plans, sketches, photographs or samples. Please submit 11 copies of any site plan or building plans. The Board will request any additional information it deems necessary.
4. Design Review Board meetings are normally scheduled for the first and third Wednesday of each month at 7:00 p.m. at Village Hall. Applications eligible for expedited review are acted upon as quickly as possible.
5. You will be notified of the Board's decision by mail.

THE REVIEW PROCESS

Owner consults the Main Street Historic District Design Review Manual to determine if proposed work requires review. If exempt, owner proceeds with work.

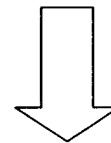


If review is required, owner consults this Manual to learn what guidelines apply. Owner files Certificate of Appropriateness Application Form and any submissions necessary to explain the proposed work.



Expedited Review

Eligible applications that conform to the Guidelines are approved by the Chairman or Vice Chairman of the Design Review Board. Owner may proceed with work.



Regular Review

Applications are considered by the Design Review Board at their next meeting (held on the first and third Wednesday of each month). Projects meeting the Guidelines are approved quickly. A determination must be made within 60 days of receipt of a completed application.

EXPEDITED REVIEW

Expedited review is intended to allow fast approval for projects which clearly meet the design review guidelines. The guidelines in this manual identify the work that is eligible for expedited review. In addition to the specific items listed in these guidelines, any application for minor work which meets the guidelines is eligible.

Expedited review allows approval of an application by the Chairman or the Vice Chairman of the Design Review Board without waiting for the next full Board meeting.

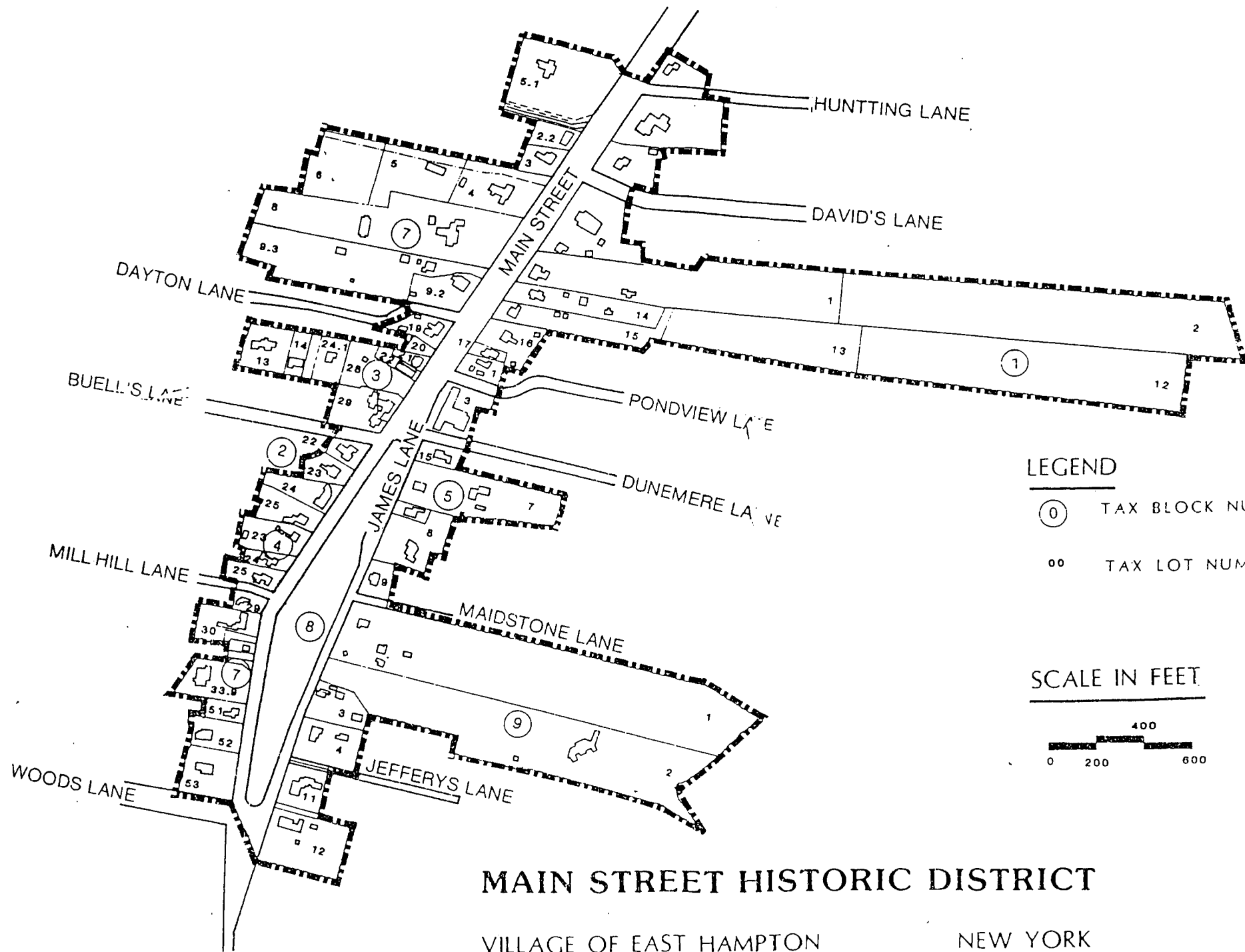
Chapter 31 Preservation of Historic Areas states the criteria for granting approval under expedited review:

1. The proposed work is listed as eligible for expedited review by the Design Review Board, and
2. The proposed work will have no effect on a historic feature of a contributing property, or
3. The proposed work will have no effect on the setting of a contributing property, or
4. The proposed work conforms to all relevant design guidelines adopted by the Design Review Board.

DESIGN REVIEW CRITERIA IN THE ORDINANCE

Chapter 31 Preservation of Historic Areas, Section 4, sets forth the criteria the Design Review Board will use in granting or denying a Certificate of Appropriateness:

- (1) The Design Review Board's consideration of applications for certificates of appropriateness shall be based upon the following criteria:
 - (a) Properties within a designated historic district which contribute to the character of that historic district shall be retained, with their historic features altered as little as possible.
 - (b) Alterations of properties designated as landmarks or located within a designated historic district shall be compatible with the historic character of the property as well as the historic district.
 - (c) All new construction within a designated historic district shall be compatible with the existing improvement within said district.
- (2) In applying the principle of compatibility, the Design Review Board shall consider the following criteria:
 - (a) The general design, character and appropriateness to the property of the proposed alteration or new construction.
 - (b) The scale of proposed alteration or new construction in relation to the property itself and the historic district in which the property is located.
 - (c) Texture, materials and color and their relation to similar features of other properties in the historic district.
 - (d) Visual compatibility with other properties in the historic district and neighboring properties, including proportions of the property's front facade, proportion and arrangement of windows and other openings within the facade, slope of the roof and the rhythm of spacing of properties on streets, including setbacks.
 - (e) The importance of historic, architectural or other features to the significance of the property.



MAIN STREET HISTORIC DISTRICT

VILLAGE OF EAST HAMPTON

NEW YORK

MAIN STREET HISTORIC DISTRICT

The core of the original East Hampton settlement was a broad common, running northeast-southwest, flanked by 34 long home lots of eight to twelve acres. The broad common is today Main Street, James Lane and the Village Green. The Main Street Historic District begins at the south end of Main Street and runs three quarters of a mile north where it ends at the beginning of the commercial zone. The district contains the front portions of most of the original home lots and other significant portions of original home lots that were undeveloped when the district was created.

The spatial order of the district was established by the configuration of the settlement that was laid out in 1648. Houses were built at the heads of the home lots, often directly on the property line with the common. Well into the nineteenth century houses built in the district continued to be sited close to the common or street so that the order of houses along the street remained the same although the rhythm became more dense. The district contains 31 buildings erected before 1850. This group of buildings and their direct relationship with the street are the dominant image of the historic district. These buildings are all wood frame construction, mostly shingled, and are of conservative design, employing decorative features and stylistic elements sparingly.

Beginning in the late nineteenth century, changes in the historic district have been brought about by East Hampton's life as a summer resort. From 1885 to 1924 four early homes were moved back from the street and remodeled in the Colonial Revival Style for use as summer residences. The nine houses in the district dating from 1850 to 1900 and all but two of the nine houses erected on street-front properties in this century (the last was 1955) respected the established spatial order and were sited close to the street, oriented toward the street and today form a part of the orderly progression of buildings on either side of the old common. Most of these newer houses also respected the traditional building forms and materials of East Hampton, using wood frame construction, shingle cladding and many using traditional building forms in a freer and more complex massing. An entirely new style and new materials were introduced to the Village Green in the 1920's when the neo-Elizabethan St. Luke's Episcopal Church and Rectory and the East Hampton Library brought stone and stucco walls and slate and tile roofs to the district. Although strikingly different, these buildings contribute to the district as representatives of a period of keen local interest in East Hampton's English roots. Similarly, the 1930 Guild Hall, built of brick and introducing a larger scale into the district, reflects the interest in the Colonial Revival which also led to alterations of a number of early East Hampton houses and to the 1960 remodeling of the Presbyterian Church.

Preservation Goals for the Main Street Historic District:

- Maintain and enhance the elements that contribute to the overall setting: the open front yards; the picket fences along the street; and the remnants of the old common including the Village Green and the grass verges along Main Street.
- Maintain the architectural integrity of the historic properties, especially of the front facades and other components visible from the street.
- Allow additions and other changes to rear facades and in appropriate ways to side facades to allow the historic properties to be adapted to changing needs and lifestyles.

MAINTENANCE IS EXEMPT FROM REVIEW

Ordinary maintenance is always **exempt** from review and may proceed without notifying the Design Review Board. Ordinary maintenance is any work to maintain an exterior feature which does not change the character, appearance or material or any minor repair where the purpose of the repair is to correct deterioration of a feature and to restore that feature to its original condition. Painting or staining without a change in color is maintenance. Replacing a few broken pickets in a fence is maintenance; removing and replacing the entire fence requires review. These guidelines also list some specific work that is exempt from review.

GUIDELINES FOR SITE PLANNING

BUILDING PLACEMENT AND ORIENTATION

The intent is to retain the character of the district established by the orderly rhythm of buildings, many of which are set close to the street.

The earliest houses were set at the heads of the long home lots flanking the common. Early houses on the east side of the street were oriented with the front facade facing south. Houses built after the mid-eighteenth century all had front facades facing the street. The practice of setting new houses close to the street continued. Much of the character of the historic district comes from the close proximity of many of the houses to the street.

In the late nineteenth and early twentieth centuries, some of the early houses in the district were purchased by summer residents and moved back on their lots to be in a landscaped setting.

- The position and orientation of a building on its lot should be respected.
- Early houses that face south should not be moved to another orientation.
- Early houses that remain on their original sites close to Main Street or James Lane should not be moved to another position on the lot.
- Houses that have been moved back from the street and altered, in Colonial Revival or other fashion, would be inappropriate if moved back to front directly on the street.

FENCES AND WALLS

Fencing along the street has been a prominent feature of Main Street for centuries. The intent is to retain historic fences and to encourage installation of historically-appropriate fencing.

There has always been a strong delineation of the line dividing the public street or common from the privately held lots. In the earlier days of the Village, this edge was defined by fencing and by houses and barns set close to or directly on the front boundary of their lot. Since many houses began to be sited farther back on their lots, this edge had been delineated principally by fences.

The early East Hampton settlement had fences of pales or of horizontal rails. At a later date picket fences were built along the property lines facing the common. Late nineteenth-century photographs of Main Street show a nearly unbroken line of picket fences, most of them painted white, delineating the edge of the common or street in the area of the historic district. These photographs also document the great

variety of the picket fences of that period. The vast majority of lots in the historic district still have picket fences along their boundaries with Main Street or James Lane.

At the very south end of the historic district two lots with early twentieth-century summer houses have post-and-rail fences. These fences are appropriate for these properties since the post-and-rail fence has been historically favored in the neighboring summer colony. Two adjoining properties, 181 and 187 Main Street, have a stuccoed masonry wall with elaborate iron gates which is appropriate to the architectural style of these two houses.

- Fences of historic significance should be retained and repaired. If replacement is necessary, the new fence should match the historic fence.
- A new picket fence should have a baseboard and cap. The tops of the pickets should not exceed 4' – 6" above grade. The new fence should utilize traditional construction, spacing and proportions.
- No solid board fence will be allowed along a front property line.
- No chain link fence will be allowed along a property line.
- The Board may limit the height of any side or rear property line fence.
- The Board may require plantings to screen any side or rear property line fence when doing so will maintain the setting of a neighboring building in the district.
- With the exception of the one historic wall mentioned above, masonry walls are inappropriate along the street boundary or on other conspicuous places on a lot.

DRIVEWAYS, PARKING AREAS AND WALKWAYS

The intent is to encourage paving that does not detract from the setting of historic buildings, especially at parking areas for non-residential properties.

- A plan to install a new walkway, driveway or parking area will be reviewed for its impact on the setting of historic buildings in the district. Location, area, material and any striping will be considered.
- Resurfacing an existing walkway, driveway or parking area with a different material requires review.

TENNIS COURTS, SWIMMING POOLS, DECKS AND TERRACES

A new tennis court, swimming pool, deck or terrace should not detract from the setting of the historic buildings in the district.

- A tennis court or swimming pool should not detract from the setting of the properties in the district. Therefore the location of a swimming pool or tennis court on the property is the principal concern.
- Swimming pools and tennis courts should be located to the rear of the residence.
- If the Board determines that plantings to screen a tennis court, swimming pool and/or their associated fencing would contribute to preserving the setting of a property in the district, installing such plantings can be made a condition of approval. Pool fencing and screening should not extend forward of the rear wall of the residence.
- Decks and terraces will be reviewed for their location and impact on the setting and architectural integrity of a historic building and the setting of other properties in the district. A deck or terrace not visible from the street is eligible for **expedited review**.

GRADE CHANGES, BERMS AND RETAINING WALLS

Significant grade changes, berms or retaining walls would detract from the setting of the historic buildings and are inappropriate in the district.

Changing the grade and installing retaining walls can effect the setting of historic buildings, their relationship with the street, and the sense of the natural topography.

- No major excavation or regrading will be allowed without approval.
- Berms and retaining walls are not appropriate in the historic district. They will not be allowed along the street boundary, along any property line or between the residence and the street.

EXTERIOR LIGHTING

Lighting should be consistent with the residential character of the street. Lighting of one property should not impact an adjacent property.

Exterior lighting can effect the setting of a historic building, neighboring buildings, and the street in general. Existing lighting is primarily confined to incandescent fixtures at entrances and porches.

- Light fixtures should be appropriate to the residential character of the district. Light fixtures should be sited to prevent glare or reflection onto adjacent properties or public rights-of-way. Fixtures should use incandescent bulbs (100 watts maximum).
- Doorway and porch lanterns and low-wattage landscape lighting, which meet the above guideline, are **exempt** from review.
- Tennis courts should not be lighted.

LANDSCAPE PLANTINGS ON THE BOUNDARY WITH THE STREET

The intent is to retain the open character of the street and the visual relationships between buildings by allowing only appropriate low hedges or widely-spaced plantings along the street boundary.

The orderly positioning of buildings lining the street and their visibility from the street is a major component of the visual order and harmony of the Main Street Historic District. Maintaining the visual relationship between the buildings and the street is necessary to maintain the character of the district.

- The Design Review Board will review plans to install hedges, shrubs and trees along the property boundary with the street. Such plantings within 10' of the street boundary will be reviewed.
- Plantings that create a low border along the street will be allowed. A privet hedge maintained at a height of six feet is appropriate.

Widely spaced plantings of primarily deciduous trees or shrubs to create a broken screen are appropriate.

- Landscape plantings at any other location are **exempt** from review unless plantings are a condition for approval of any new construction.

SCULPTURE

No statues (sculptures) or other works of art may be displayed or exhibited outdoors in locations in which said statues or other works of art are visible to passerby on streets or highways except that statues may be displayed at Guild Hall subject to the following:

Sculpture displayed in back of Guild Hall (east of the building) that is not visible from Main Street will not be subject to review.

A proposal to display sculpture in front of Guild Hall (west of the building) will be given a Certificate of Appropriateness upon fulfillment of the following criteria:
No more than two sculpture exhibits will be allowed during a calendar year.

- The length of any sculpture exhibit will not exceed 30 days.
- The period of time between two sculpture exhibits will not be less than 60 days.
- A sculpture exhibit will be limited to one piece of sculpture.
- The sculpture exhibit will not pose a hazard to the public safety.
- Any proposed lighting of the sculpture will be reviewed.
- A proposed sculpture will be judged for its compatibility with Guild Hall and with the Historic District on the following criteria:
 - The sculpture will not rise above the eaves of Guild Hall (12 feet above ground).
 - The scale of the proposed sculpture will be considered in relation to Guild Hall and the Historic District.

HOME LOTS

The intent is to retain the contribution the 1648 home lots make to the setting of the historic district.

The historic district includes some of the 34 original home lots laid out on either side of the common in 1648. The survivors of this original configuration, the old common (now Main Street, James Lane and the Village Green) and the remaining intact or largely intact home lots are the strongest reminders of the design and scale of the original settlement and of the relationship of this Village to other proprietary settlements in New England. These undeveloped portions of the home lots are also reminders of the principally agrarian life of East Hampton over its first 250 years. This section refers specifically to tax map parcels 2-7-8, 2-7-9.3, 8-5-7, 8-9-1 and 8-9-2.1.

These undeveloped portions of the original home lots make a large contribution to the historic landscape of the Main Street Historic District. The concerns of the Board are that any plans for subdivision or development of this land should respect the hedgerows and fences that define the boundaries of the home lots and that development should not detract from the setting of the historic buildings within the district.

- The Design Review Board should review any plans for subdivision of these lots, especially concerning the location of access, and send their comments to the Planning Board.

- Any development should, if practical, have a sight line through the home lot, preferably along a fence or hedgerow.
- Plans for new construction on the back portions of the home lots will be reviewed for compatibility with the district using the criteria found under the section on "New Construction" in these guidelines.
- If the Board finds that the proposed new construction will be screened by an existing or proposed hedge or other landscaping and that this screening contributes to preserving the setting of the historic buildings on the street, maintaining this screen may be made a provision of approval.

PUBLIC SPACES

Public property should be managed in a way that maintains or enhances the setting of the historic district.

The broad common which was the axis of the original settlement is the central organizing feature of the historic district and establishes the broad scale of the district. The original grassy common is now Main Street, James Lane and the Village Green which contains Town Pond, the South End Burying Ground and Mill Hill.

In the mid-nineteenth century shade trees, primarily elms, along either side of the common lent a new appearance to the district as they eventually formed a canopy over most of the street. These trees and those around Town Pond and the Burying Ground are an important part of the historic district today. But the remaining treeless parts of the Village Green should remain open as they have been since the settlement.

Village actions subject to review include widening roadways, paving for parking, installing curbs, installing sidewalks, installing streetlights, installing fences, planting trees and any other action that might have an effect on the character of these public spaces.

Among the concerns of the Design Review Board in maintaining the character of these publicly-owned spaces are:

- The Village Green should retain an open, relatively tree-less character.
- The Village Green and the grass verges along the streets should remain free of structures other than appropriate fencing and street lights.

GUIDELINES FOR BUILDINGS

WALL MATERIALS

The intent is to retain exterior materials that contribute to the historic character of a building.

Eighteenth- and early nineteenth-century East Hampton buildings usually had long pine or cedar shingles (a standard of 3' developed by 1800) having a long exposure to the weather, between 13" and 15". Later in the nineteenth century shorter shingles with an exposure to the weather of from 4" to 6" were in fashion.

A variety of shingle materials and exposures occur in the historic district. Home Sweet Home Museum retains 3' shingles with a 15" exposure. The 1770 House Inn retains shingles with a 15" exposure on the north wall, but the front facade was at some time given an updated appearance with shingles having a 6" exposure. The 1898 Joseph Osborne House, 135A Main Street, has white cedar shingles with a 4" exposure on its north side, appropriate to its Shingle Style design.

Seventeenth- and early eighteenth-century East Hampton buildings employed clapboards, but clapboard generally lost favor to shingles. Today the Mulford House retains some early clapboards on its west facade. Clinton Academy was restored with clapboards in 1921. Beginning in the 1830's houses having Greek Revival Style features were faced with clapboards, at least on the front facade, to receive white or a light-colored paint, such as the Ezekiel Howes House, 26 James Lane.

Stucco walls are found on 181 Main Street, 187 Main Street, St. Luke's Rectory and the East Hampton Library. St. Luke's Episcopal Church and Rectory and 127 Main Street have stone walls. Clinton Academy and Guild Hall have brick walls.

- Exterior materials that contribute to the historic character of a building should be retained or replaced in kind.
- Where the present shingle cover has historical significance, replacement shingles should be of the same material, if possible, and have the same exposure to the weather.
- Replacing unpainted Western Red Cedar shingles with new shingles of the same material, texture and coursing is eligible for **expedited review**.
- Where they are appropriate to the style and period of a building, clapboards should be retained. If replacement is necessary, the new clapboards should be of the same material and have the same exposure to the weather as the clapboards being replaced.

ROOFS

The intent is to retain roof materials that contribute to the historic character of a building.

From the early eighteenth century into the twentieth century wood shingle roofs have predominated in East Hampton. Slate roofs are found on St. Luke's Episcopal Church and Rectory and on Guild Hall. The East Hampton Library and 127 Main Street have tile roofs.

- For all buildings except those with slate or tile roofs, installing a new wood shingle roof is eligible for **expedited review**.
- Composition shingle roofs should have shingles of a rectangular design, a small scale, and a uniform dark gray tone no lighter than the color of weathered wood shingles.
- Any resurfacing of a flat roof is **exempt** from review.
- Scuttleholes in the roofs of early houses should be retained.
- No skylight should be installed on the front roof slope of a building.

CHIMNEYS

The intent is to retain chimneys that contribute to the historic character of a building.

Chimneys can be important features of a building, especially the massive center chimneys of the early houses and the decorative chimneys of some later buildings.

- Any proposal to remove or to take down and rebuild a chimney or chimney top requires review.
- Original chimneys should be retained. If rebuilding is necessary, the existing brick and mortar joints should be matched.

GUTTERS AND LEADERS

- Gutters and leaders should be appropriate to the period and style of the building.
- Original gutters and leaders should be retained and duplicated if replaced.

DOORWAYS

The intent is to retain original front doorways that contribute to the historic character of a building.

Doors and their enframements are important parts of the building's facade, especially of the single-plane facades of the early houses in the district. During the late eighteenth and early nineteenth centuries, the doorways often received the primary emphasis of a front facade with Federal or Greek Revival period frontispieces.

- Review is required for any proposal to replace a door or components of a door enframement.
- All significant elements of the front doorway, including the door, should be retained, and repaired instead of replaced.
- If replacement of any component is necessary, the new material should match that being replaced.
- Any work that meets the above guidelines is eligible for **expedited review**.
- Any work effecting a side or rear door is eligible for **expedited review**.
- Installing a storm/screen door at any doorway is eligible for **expedited review**.

WINDOWS

The intent is to retain windows that contribute to the historic character of a building, especially on the front facade.

Many historic buildings retain significant window sash that contribute to their authentic historic character and to the character of the district. These include the small-paned sash of the Georgian and Federal period houses; the six-light sash of the Greek Revival and Italianate houses; and diamond-pane sash of some Shingle style houses. Some of the early houses no longer have their original windows but do have significant eighteenth-century or nineteenth-century replacement windows.

- Review is required for any proposal to replace a window or window components.
- Window casings and any decorative trim should be retained. If replacement is necessary, the new material should be an exact match of the existing material.

- For any request to replace the existing window sash with new sash the Board will consider the following:

The contribution the existing window sash make to the historic character of the building and the condition of the sash.

Replacement sash for front façade and other prominent windows should match the material, configuration and dimensions of all components of the existing sash or of the original sash.

- Any work effecting a window on the rear wall is eligible for **expedited review**.
- Storm sashes and window screens are eligible for **expedited review**.

WINDOW SHUTTERS

The intent is to retain window shutters that contribute to the historic character of a building, especially on the front facade.

Louvered window shutters were installed on some houses in the district during the mid- to late nineteenth century as part of the renovations associated with the Boarding House Era. Louvered and solid-paneled shutters were installed during the twentieth century on some early houses as a result of interest in the Colonial Revival. Shutters are also important original components of the front facades of some Greek Revival, Italianate and Colonial Revival period houses.

- Plans to remove, replace, or install window shutters on a facade visible from the street require review.
- In considering an application to remove shutters, the Board will take into account the relative importance of the shutters in complementing other features of the house and the condition of the shutters.
- Shutters that are of the improper size (will not cover the window when closed), shutters flat-mounted on the walls and not operable, and shutters made of aluminum or vinyl should not be installed.
- Any work involving shutters on a facade not visible from the street is **exempt** from review.

PORCHES

The intent is to retain front porches that contribute to the historic character of a building.

Some of the late eighteenth-century houses built close to the street have enclosed entrance porches and stone steps, such as the 1770 House Inn. In the late nineteenth century, in response to changing lifestyles and to accommodate summer boarders, open porches and verandas were added to some of the older houses, such as the Ezekiel Howes House, 26 James Lane. Houses constructed during this period often had verandas, such as the John D. Hedges House, 74 James Lane. The Shingle Style houses in the district, the Joseph Osborne House, 135A Main Street, and the Mrs. George Osborne House, 173 Main Street, have porches as integral parts of their design.

- Removing, replacing or installing a porch or porch posts, columns, balustrades, brackets, and other important components requires review.
- Porches that are appropriate to the style and period of a building or to a significant remodeling should be retained.
- The original features of the porches should be retained. Deteriorated components should be replaced in kind.
- Replacement wood steps, porch flooring and railings to porch steps that match the existing are **exempt** from review.

PAINT AND STAIN

The intent is to retain natural shingle siding and encourage appropriate colors on existing painted surfaces.

Before the early nineteenth century, few East Hampton houses had been painted, other than the doors and windows. When classical building details came into fashion in the early nineteenth century, doorway frontispieces were probably painted white or a light color. By the 1830's when houses with predominantly Greek Revival Style features were built in the district, not only the classical trim elements, but the clapboard front facade, if not the entire building, was painted white. The Gardiner "White House" built in the district in 1835, but now demolished, was originally painted white. Other Greek Revival period houses as the Maidstone Arms Inn and Ezekiel Howes House, 26 James Lane, were undoubtedly originally painted white or a light color. Victorian period houses in the district, such as the John D. Hedges House, 74 James Lane, and the Arrowsmith House, 144 Main Street, were originally painted using the varied colors of that era. Both the Gardiner "Brown House" and the "Purple House", now moved out of the district, were painted in the range of "brownstone" colors of that era.

Some of the early shingled houses were first painted when they were altered in the Colonial Revival Style in the early twentieth century, such as the Jeremiah Osborne House, 6 Woods Lane and the David Huntting House, 102 Main Street, both painted white. Still other houses in the district were painted white in this century due to a general enthusiasm for the Colonial Revival and the image of Main Street that was bolstered by the building of Guild Hall and the remodeling of the Presbyterian Church. Also during this century it has become customary to paint the trim of unpainted shingled houses white. Today many of the shingled houses in the district, including the two Shingle Style houses, have white trim.

- All existing unpainted wall or trim surfaces should not be painted or stained.
- Paint or stain colors should be appropriate to the period and style of the building, taking into account later remodelings that have acquired significance such as Colonial Revival Style alterations making white an appropriate color, or the addition of Victorian period porches, eaves and details making a color treatment of that period appropriate.
- A program to completely remove paint from the walls of a building requires review. The method causing the least harm to the building material should be used.

OTHER STRUCTURES IN THE DISTRICT

The intent is to retain the historic agricultural structures that contribute to the character of the district.

Surviving eighteenth-century and nineteenth-century windmills, barns, sheds, carriage houses, ice houses and well houses in the historic district are important survivors of East Hampton's past. These structures should be treated as among the most valuable in the district; they should be retained and their historic and architectural integrity kept intact.

ADDITIONS AND ALTERATIONS

Additions and alterations are appropriate when they do not diminish the architectural integrity of a building or diminish the setting of the historic district by their location or by resulting in a building of excessive size.

The criteria of the ordinance require that additions and alterations not alter an important historic feature of a building and that they be compatible with the historic character of the building and the district.

Some existing additions to the historic houses are good examples of compatibility such as the additions set back on the side walls at 117 Main Street and the rear addition at 146 Main Street. These are clearly subordinate to and do not detract from the integrity of the main house.

- The addition or alteration should be compatible with the historic building and with the character of the district in scale, height, massing, proportion and arrangement of windows and other openings, roof form, texture, materials and architectural details.
- The Board realizes greater flexibility is required in reviewing additions or alterations to rear facades of houses facing a back yard where installation of doors, windows, and additions with more glazing than found in the historic house can be expected.
- Additions should be subordinate in scale to the historic building.
- Existing additions in the historic district may serve as precedents for proposed new additions. Many of the historic residences have rear additions which are stepped back from the side walls and smaller in scale than the original house. Some houses have small-scale additions set back on a side wall.

NON-HISTORIC BUILDINGS

Buildings that are less than fifty years old are classified as non-historic buildings.

The intent of review of non-historic buildings is to see that any changes do not detract from the setting of a historic building and do not diminish the character of the historic district. Therefore any proposed changes to a non-historic building will be judged for their compatibility with neighboring historic buildings and with the character of the district in general.

The following guidelines apply to any non-historic building, whether it is the principal building on a property or an accessory building. Because most work on a non-historic building would probably have little or no effect on the historic district, the guidelines attempt to make the process as streamlined as possible.

An application is eligible for **expedited review** if the proposed work is not visible from Main Street or James Lane or if the work will have no effect on the setting of a historic building or on the character of the district.

If a proposed change (such as a major addition, change of roof line, or increase in height) has the potential to effect the setting of a historic building or the character of the district, it will be judged by the principals of compatibility set forth in the ordinance and amplified in the "GUIDELINES FOR NEW CONSTRUCTION" section.

GUIDELINES FOR DEMOLITION

No building that makes an important contribution to the district should be demolished.

In considering a proposal to demolish a building or structure or portion of a building or structure the following guidelines apply.

- No historic building or structure or significant component thereof should be demolished.
- The Board will consider the historic and architectural significance of the building, the contribution the building makes to the historic district, and the impact of its removal on the character of the district. If an application for demolition of an historic building is based on structural instability, a technical report prepared by an architect or engineer is required. The report will detail the problems and provide cost estimates for their correction.
- The Board may require adequate documentation of a historic building through photographs and measured drawings as a condition of approval when there is no alternative but demolition.
- Before approval can be granted for demolition of a building, the Design Review Board may require plans for proposed new construction or other use of the site be submitted and approved.

GUIDELINES FOR RELOCATION

The intent is to retain the historic buildings on their original sites.

Each historic building contributes to the setting of the neighboring buildings and together they establish the larger setting of the historic district. In considering a proposal to relocate a building or structure the following guidelines apply.

- The Board will consider the historic and architectural significance of the building, the contribution the building makes to the historic district on its existing site, and the impact of its relocation on the character of the district.
- The guidelines for BUILDING PLACEMENT AND ORIENTATION under GUIDELINES FOR SITE PLANNING also apply to relocation.
- Before approval can be granted to relocate a building, the Design Review Board may require plans for proposed new construction or other use of the site be submitted and approved.

GUIDELINES FOR NEW CONSTRUCTION

The design of new construction should respond to the architectural traditions and character of the Main Street Historic District. A new building should fit into the existing context while preserving the sense of evolution and the authenticity of the historic district. Particularly important is compatibility of siting, size, scale, height, massing and materials.

New construction in the district will most likely occur on lots created by dividing off the back portions of the home lots. In reviewing new construction on lots set back from the street the Board will take into account the degree to which the new construction will be visible from adjacent historic properties and from the street. Priority would be given to the compatibility of the most visible features of the proposed new construction.

THE DESIGN CRITERIA

New buildings should be compatible with the historic buildings and should complement the character of the historic district.

Chapter 31 Preservation of Historic Areas provides criteria for judging the compatibility of new construction. These criteria, which are amplified below, define the basic design elements which establish the character of the historic district. The design elements of a new building should be in harmony with the same elements of the surrounding historic buildings.

Setbacks and Orientation

In the district houses were traditionally built close to the street and their front facades have a direct visual relationship with the street.

- New buildings should be sited on their lots corresponding to the setbacks of adjacent historic buildings and the setbacks characteristic of the street in general.
- The front facade of new buildings should face the street.

Rhythm of Spacing of Buildings

The closely-spaced buildings on Main Street and James Lane have an orderly rhythm.

- The rhythm of buildings and the spaces between them which characterize the district should be maintained by the siting of a new building on its lot.
- The proportions of the front facade of the new building may also effect its harmony with or disruption of the established rhythm of the surrounding historic buildings.

Scale

The scale of a building is the relationship of its size and its architectural details to the dimensions of the human body. Buildings throughout the historic district have a "human scale" in that window and door openings, story heights, and the dimensions of details are all in proportion to man. Scale also refers to the mass of a building in relation its site and surrounding open space.

- The scale of a new building and its features should be in harmony with the scale of the surrounding historic buildings and the street and district in general.

Height

The vast majority of contributing buildings in the district are two stories high.

- New buildings should correspond to the prevalent building heights of neighboring historic properties and of the district in general.

Massing

The early houses which largely define the character of the district have simple massing of a rectangular volume covered by a simple pitched roof.

- New buildings should generally employ the traditional simple forms prevalent in the district.

Proportion of the Front Facade

For the Georgian, Federal, and Greek Revival period houses which predominate in the district, the proportions (relationship of width to height) of the single-plane front facades were carefully planned and resulted from a long carpenter/builder tradition. Both the three-bay "half houses" and the five-bay "full houses" have horizontal proportions.

- The proportion of the front facade of a new building should conform to the proportions of neighboring historic buildings.

Proportion and Arrangement of Windows and Other Openings

The great majority of buildings in the district have orderly and balanced front facades due to the arrangement of windows and doorways and their standard proportions.

- The windows of a new building should generally be rectangular with a vertical proportion.
- The arrangement of windows and doorways should produce a balanced facade.
- New buildings should have a ratio of door and window area to wall area similar to that characteristic of neighboring historic buildings and the district as a whole.

Roof Form

Simple gable roofs with unbroken slopes predominate in the district, although gambrel and hip roofs are also represented. Most twentieth-century buildings in the district have more complex roof lines.

- New buildings should have a gable (including lean-to), gambrel or hip roof. The roof slope should be within the range established by the corresponding historic roof types in the district.
- Depending on the site and neighboring buildings, a simple roof or a complex roof may be appropriate.

Textures and Materials

The use of only a few exterior materials gives the historic district much of its cohesive character. The use of wood shingles to cover walls and roofs predominates. Clapboards and stucco are also used as a wall covering. Brick or stone is found only on important civic and religious buildings such as Clinton Academy, Guild Hall and St. Luke's Church. Historic windows, doors and trim are universally of wood. The usual ratio of a few painted exterior trim elements against the rough shingled walls gives the predominant texture throughout the historic district.

- The materials of a new building should be in harmony with the materials of neighboring historic buildings and other buildings in the district. The use of wood shingles is recommended. Stucco or clapboards would also be appropriate in some settings.
- The use of painted wood doors, windows and trim elements will enhance the overall harmony of materials and texture.

Architectural Details

Most buildings in the district are characterized by overall plain exteriors. Decorative trim is used sparingly and is usually found in the form of doorway enframements , porch posts or columns, and sometimes window surrounds.

- The conservative use of decorative detail on new buildings would enhance their compatibility with the historic buildings in the district.
- Decorative trim should be concentrated at doorways, porches and windows.

Color

Historically, a wide range of colors has been found in the historic district. Today the range has become more limited with the predominant exterior featuring unpainted shingles and white trim.

The paint or stain colors chosen for a new building should harmonize with the colors of neighboring historic buildings and the colors found in the historic district.

The requirement of compatibility of color is not intended to severely limit color options. There is a range of colors that would be appropriate in most individual settings within the historic district.

ACCESSORY BUILDINGS

Location and plans for accessory buildings such as garages, sheds and pool houses, will be reviewed. Generally these buildings should be sited to the rear of the main building and be compatible with the main building, its setting and with neighboring buildings. An accessory building not visible from the street is eligible for **expedited** review.